

Milburys

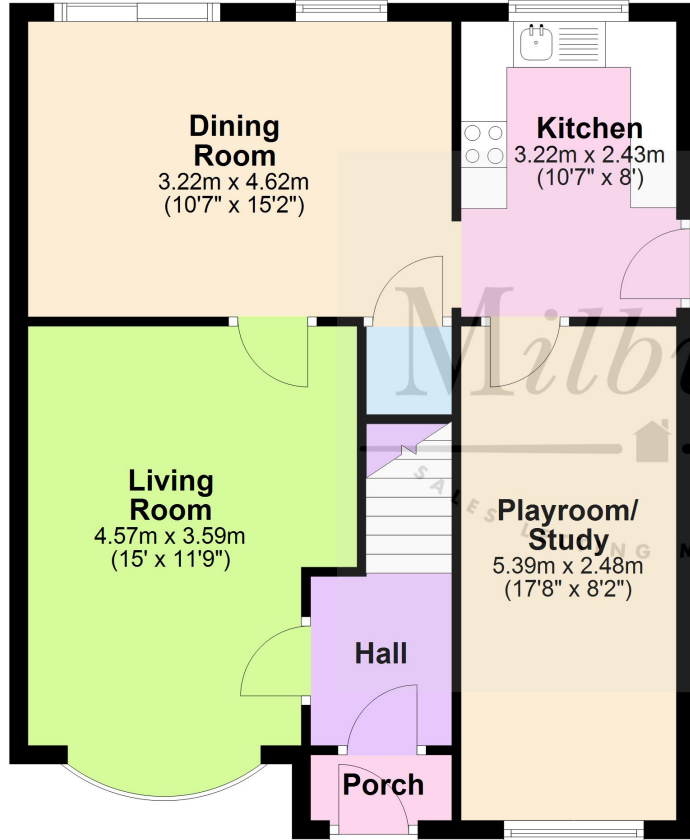
SALES LETTING MANAGEMENT



8 Turnpike Avenue, Wotton-under-Edge, Gloucestershire, , GL12 7SD

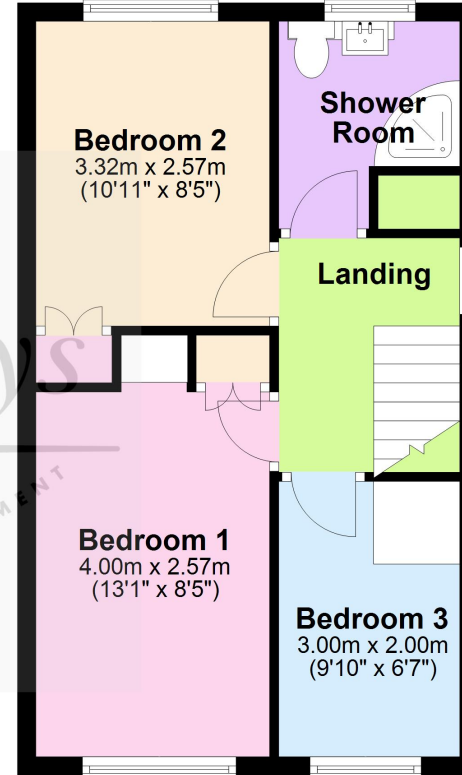
Ground Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



8 Turnpike Avenue, Wotton-under-Edge, Gloucestershire, GL12 7SD

Set in the pretty market town of Wotton-under-Edge, within the catchment area of the sought after Katherine Lady Berkeley school and close to amenities, this extended three bedroom semi-detached property is an ideal family home with plenty to offer. On entering the property you are welcomed into the entrance hallway, followed by a light and cosy living space, perfect for the Autumn nights. The modern kitchen/diner with patio doors offers great natural light leading to the rear garden which is a great space for entertaining. The garden benefits from a summer house and a generous cabin with power and light- ideal for a work shop. There is side access to the front of the property off of the garden. Leading from the kitchen you are offered a generous space, ideal for an office or playroom. Upstairs there are three bedrooms, (the principal bedroom benefits from fitted wardrobes) and a recently refurbished family bathroom with shower cubicle, all accessed from a good-sized landing. The property further benefits from ample parking spaces. Call our office to arrange your viewing today!

Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Kingswood, Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley School is in this catchment area and within walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf clubs, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure. The M5 Junction 14 is approx. 5.1miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. Call Milburys to book your viewing today!

Property Highlights, Accommodation & Services

- Semi- Detached Family Home • Kitchen/Diner • Study/Playroom • Summer House/Garden Office
- Low Maintenance Private Garden • Off Road Driveway Parking • Garage Conversion • Stroud District Council - Band C
- South-Facing Garden • Catchment Of Katherine Lady Berkeley's Secondary And Excellent Primary Schools

Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Follow Wortley Road, continuing around the sharp right hand bend. Continue into the road of Bearlands on your right. Take the second turning on the right into Turnpike Avenue. First left you will find 8 Turnpike Avenue in a cul-de-sac.

Local Authority & Council Tax - Stroud - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



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